

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0105 702 San Antonio Street

P.C. DATE: 10/09/12

ADDRESS: 702 San Antonio Street

AREA: 0.597 acres

APPLICANT/AGENT: HUO Architects (Thomas Hatch)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: Yes

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: DMU-H-CO – Downtown Mixed Use, Historic Landmark, Conditional Overlay

ZONING TO: DMU-H-CO - Downtown Mixed Use, Historic Landmark, Conditional Overlay

SUMMARY STAFF RECOMMENDATION:

Staff recommends DMU-H-CO, Downtown Mixed Use – Historic Landmark– Conditional Overlay. The Conditional Overlay would prohibit the following uses: Automotive repair services, Automotive Sales, Automotive washing, Bail Bond Services, Counseling services, Drop-off recycling collection facility, Exterminating services, Funeral services, Financial services, Guidance services, Local utility services, Outdoor entertainment, Pawn shop services, Residential treatment, Restaurant (Limited) and Service station, limit vehicle trips to less than 2,000 trips a day, limit the height to seventy feet (70') and require a fifteen foot (15') front yard setback.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

This case was heard by the Historic Landmark Commission on September 24th and they voted to recommend approval of the case on the consent agenda on a vote of 5-0.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for DMU-H-CO district zoning, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

DEPARTMENT COMMENTS:

The property is currently developed with a two story historic structure that is use as professional offices. The applicant is requested a rezoning to Downtown Mixed Use (DMU) with case number C14-2011-0124 in order to gain additional permitted land uses for the property. The City Council granted the applicant a height of sixty feet by ordinance number 20120209-057. The applicant has completed his design work for the structure and has determined that he needs additional height to accommodate the structure as planned. The applicant is requesting an additional ten feet (10') of height. City staff has reviewed the request and does not see any detriment to the surrounding area by recommending an additional ten feet of height. The structure is zoned "Historic" and any modifications to the exterior façade will require Landmark Commission approval. This zone change request is supported by the Original Austin Neighborhood Association. (see attached letter) **Note:** Single family, multifamily and commercial uses on properties zoned CBD or DMU are required to meet a 1-star rating under Austin Energy's Green Building Program.

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting DMU-H-CO would be in keeping with the adjacent uses and zonings in the area and would be in conformance with the recently adopted Downtown Austin Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	GO-H	Office
NORTH	GO-H	Office
SOUTH	GO-H	Office
EAST	DMU-H	Office
WEST	GO	Office

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0177 807 West Ave.	From MF-4 to DMU-CO	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-2007-0212 907 Rio Grande	From MF-4 to LO-MU	Approved LO-MU [Vote 7-0]	Approved LO-MU [Vote 9-0]
C14-00-2236 609 West 9 th St.	From GO to GO - MU	Approved GO - MU [Vote 9-0]	Approved GO-MU [Vote 5-0]

NEIGHBORHOOD ORGANIZATION:

- North Austin Neighborhood Alliance
- Sentral Plus East Austin Koalition
- Austin Neighborhoods Council
- Downtown Austin Alliance
- Downtown Austin Neigh. Assoc
- Downtown Austin Neigh. Coal.
- West End Austin Alliance
- Old Austin Neigh. Assoc.
- Original Austin Neighborhood Assoc.

SCHOOLS:

Matthews Elementary School
O'Henry Middle School
Austin High School

SITE PLAN:

- SP 1. This site is within the Capitol View Corridor, and the maximum height allowed within the view corridor is strictly enforced. For any new development, an application for a Capitol View Corridor Height Determination must be submitted to Intake and demonstrate compliance prior to site plan review. For more information, contact the Development Assistance Center at 974-6370.
- SP 2. This tract is also located within the Criminal Justice Center Overlay District (§ 25-2-650), and the following uses are prohibited:
- (1) bail bond services uses, cocktail lounge uses, or liquor sales uses that would otherwise be a permitted use as a conditional use; and
 - (2) pawn shop services uses.
- SP 3. Any new development may be subject to Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
San Antonio Street	80'	36'	Collector	Not Available

- TR2: No additional right-of-way is needed at this time.
- TR3: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].
- TR4: There are existing sidewalks along San Antonio Street.
- TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on San Antonio Street.
- TR6: Capital Metro bus service is available along West 6th Street at San Antonio Street (route nos. 4, 21, 103, and 484) and Guadalupe Street (route nos. 103, 110, 171, 481, 482, 935, 982, 983, 985, and 987).

CITY COUNCIL DATE: November 1st, 2012

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691







702 San Antonio St, Austin, TX

© 2012 Google

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Google earth

Google earth

feet 10
meters 3





Post Office Box 1282
Austin, TX 78767
www.originalaustin.org

June 5, 2012

Clark Patterson, Case Manager
Planning & Development Review Department
City of Austin

RE: 702 San Antonio Proposed Zoning Change

Dear Mr. Patterson:

The Board of Directors (BoD) of the Original Austin Neighborhood Association (OANA), at its regularly scheduled first Tuesday of the month meeting on June 5, 2012, discussed the above referenced rezoning request to change two of the conditions in the current Conditional Overlay on the property.

The BoD of OANA voted to support applicant's request to change the following conditions to the current zoning of 702 San Antonio Street as follows:

First, we support increasing the height limit by ten (10) feet in **Condition #4** in our original support letter of October 26, 2011 to read:

4. The maximum height of the building shall not be higher than its current height or 70' above ground level whichever is higher.

And, we support amending changing **Condition #5** in our original support letter of October 26, 2011 to read:

5. A maximum of one on-street parking space may be designated for "valet parking" on San Antonio Street as a part of any site plan or building permit for development or use of the Property; ...

Please contact me if you have any questions.

Sincerely:

Ted Siff, President
Board of Directors
Ted Siff, President
Albert Stowell, Treasurer
Blake Tollett, Secretary
Ray Canfield
Rick Hardin
Paul Isham
Perry Lorenz
John Horton
Bill Schnell



**Post Office Box 1282
Austin, TX 78767
www.originalaustin.org**

October 26, 2011

Clark Patterson, Case Manager
Planning & Development Review Department
City of Austin

RE: 702 San Antonio Street: C14-2011-0124: GO-H to DMU-H

Dear Mr. Patterson:

The Board of Directors (BoD) of the Original Austin Neighborhood Association (OANA) at its regularly scheduled monthly meeting on October 11, 2011, upon notice to interested parties, discussed the above referenced rezoning request from GO-H to DMU-H.

The OANA BoD supports the vision in the Downtown Austin Plan (DAP) to change the zoning of properties in our neighborhood (the "Northwest District" of the DAP) from 'single use' to 'mixed use' and we view this application as consistent with the DAP.

Following our approach in other DMU rezoning applications, we propose that a conditional overlay (CO) be attached to this zoning change that would include the following conditions:

1. The current building façade shall be maintained and included in any redevelopment of the property;

2. The following potential uses of the property shall be prohibited:

-Automotive Repair Services	-Automotive Sales	-Automotive Washing
-Bail Bond Services	-Counseling Services	-Drop-Off Recycling Collection Facility
-Exterminating Services	-Funeral Services	-Financial Services
-Guidance Services	-Local Utility Services	-Outdoor Entertainment
-Pawn Shop Services	-Residential Treatment	-Telecommunications Tower
-Restaurant (Drive-in, Fast Food)	-Service Station	

3. Once approved, the authorized uses of the property shall not generate more than 2,000 vehicle trips per day;

4. The maximum height of the building shall not be higher than its present height or 60' above ground level, whichever is higher;

5. No on-street parking shall be removed nor designated for "valet" parking on San Antonio Street as a part of any site plan or building permit for development or use of the Property; and,

6. All the conditions above are in anticipation of the applicant pursuing a boutique hotel use for this property. If a different use is pursued, then the building shall include no less than 50% residential use.

Thank you for your help in this case, and please contact me if you have any questions.

Sincerely;



Ted Siff, President

Board of Directors

Albert Stowell, Treasurer

Rick Hardin

Perry Lorenz

Blake Tollett, Secretary

John Horton

Bill Schnell

ORDINANCE NO. 20120209-057

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 702 SAN ANTONIO STREET FROM GENERAL OFFICE-HISTORIC LANDMARK (GO-H) COMBINING DISTRICT TO DOWNTOWN MIXED USE-HISTORIC LANDMARK-CONDITIONAL OVERLAY (DMU-H-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-historic landmark (GO-H) combining district to downtown mixed use-historic landmark-conditional overlay (DMU-H-CO) combining district on the property described in Zoning Case No. C14-2011-0124, on file at the Planning and Development Review Department, as follows:

Lot 4, Block 79, Original City of Austin according to the map or plat on file at the General Land Office at the State of Texas.

locally known as 702 San Antonio Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Counseling services	Service station
Exterminating services	Funeral services
Financial services	Guidance services
Local utility services	Outdoor entertainment
Pawn shop services	Residential treatment

Telecommunications tower

Restaurant (limited)

- C. The maximum height of a building or structure on the Property is 60 feet from ground level.
- D. A minimum 15 foot wide building setback is required from the right of way off San Antonio Street.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district, and other applicable requirements of the City Code.

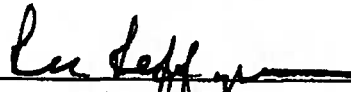
PART 3. This ordinance takes effect on February 20, 2012.

PASSED AND APPROVED

February 9

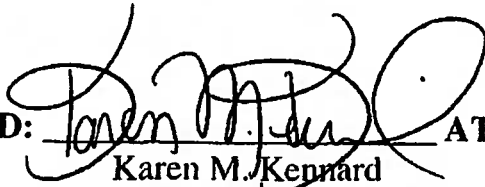
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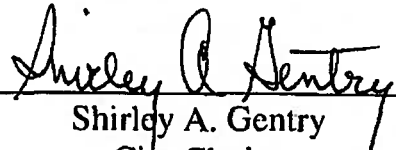
Lee Leffingwell
Mayor

APPROVED:

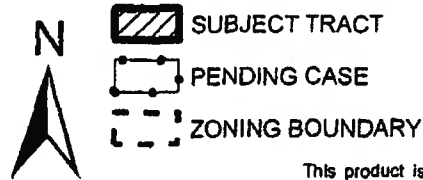


Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



" = 400'

ZONING
ZONING CASE#: C14-2011-0124

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic n by the City of Austin regarding specific accuracy or completeness.

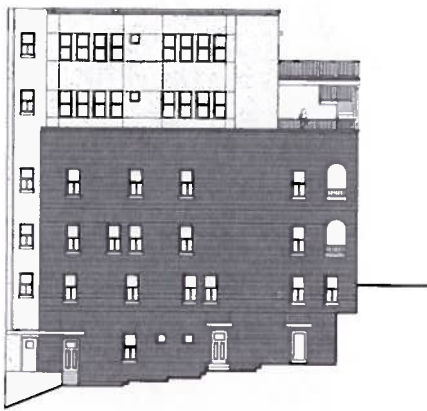


Exhibit A

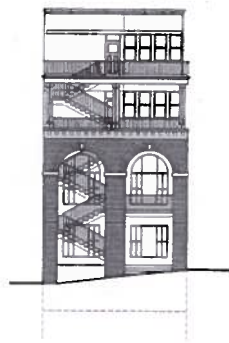


THE MURPHY

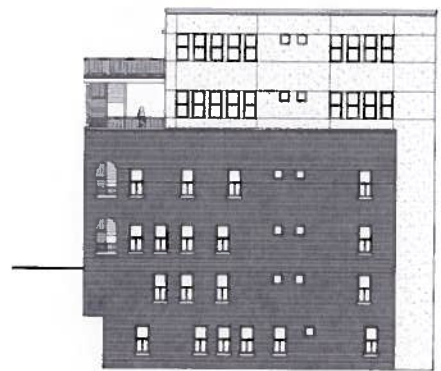
A SMALL HOTEL



SOUTH ELEVATION



EAST ELEVATION
(STREET VIEW)



NORTH ELEVATION



THE MURPHY

A SMALL HOTEL

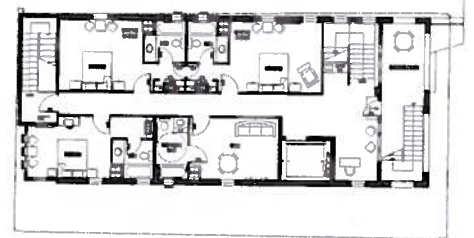




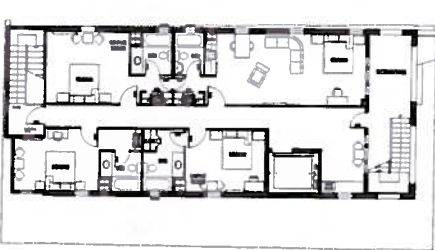
FIRST LEVEL



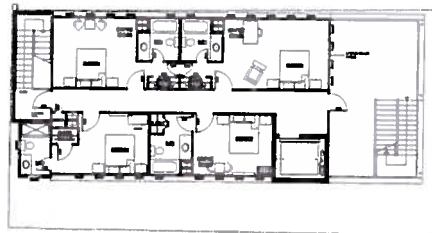
SECOND LEVEL



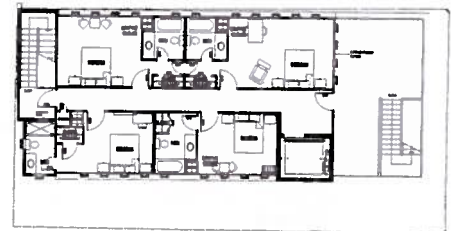
THIRD LEVEL



FOURTH LEVEL



FIFTH LEVEL



SIXTH LEVEL



THE MURPHY

A SMALL HOTEL











PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0105
Contact: Clark Patterson, 512-974-7691
Public Hearing: Sept 24, 2012, Historic Landmark Commission
Oct 9, 2012, Planning Commission
Nov 8, 2012, City Council

CHRISTIAN MOORE

Your Name (please print)

706 SAN ANTONIO ST.

Your address(es) affected by this application

[Signature]

Signature

9/18/2012

Date

Daytime Telephone: 512-917-0688

Comments: NOT INTERESTED IN LIVING NEXT

TO A HOTEL AND NOT INTERESTED

IN HIS BUILDING GETTING ANY HIGHER

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810